

July 22, 2014

Ms. Claudia Rosolen
Commission Coordinator
Nevada Real Estate Division
2501 E. Sahara Ave. Suite 202
Las Vegas, NV 89104

FILED

JUL 25 2014

NEVADA COMMISSION OF
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

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Re: NRED V Cottonwood IN-1620 ANSWER

Dear Ms. Rosolen:



I wrote to your Deputy Attorney General on July 2, 2014 in response to the Complaint and I asked her in that letter if it could be treated as our answer. I got no response and I called and spoke to her on the telephone on July 15, 2014 and she told me that she had not read my letter.

The Complaint seems to be charging Cottonwood with not having a reserve study and not having a reserve account. Both charges are false, as shown by the materials sent to your Deputy Attorney General, those being materials sent to your compliance investigator the day before Complaint was signed.

The Deputy Attorney General kindly suggested that we could submit an Amended Reserve Study to take care of the details in the requirements of your regulations. I think you will see in the materials provided to your Deputy Attorney General that the substantive portions of the Reserve Study have already been performed and that the concern of the compliance investigator was the lack of a formal document containing the checklist of items provided required by the regulations.

There is nothing to show that there has been any harm to anyone in these circumstances, no risk of any harm to anyone and no incompetence, negligence or gross negligence. There can be no dispute that there is a reserve account and that it is funded on a monthly basis by the owners of the 13 units. There can be no dispute that the owners have funded all necessary repairs for the common areas since the complex was first built.

In any case we intend to submit an Amended Reserve Study shortly and we hope that this matter will be dismissed, but in the meantime, if my previous letter to your Deputy Attorney General can not be accepted as our Answer, **please consider this letter as a formal Answer** to the Complaint by way of a general denial of all of the allegations and claims of violations of the statutes and regulations set forth in the Complaint.

Thank you,

Member of the Bar
Nevada and California